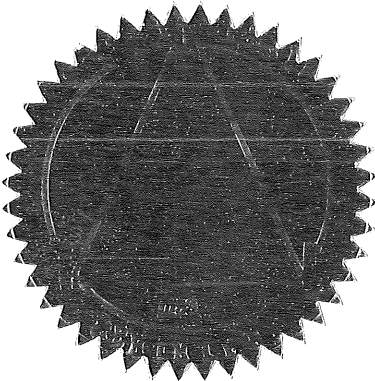


Certification for KRS 81A.470 Filing

I hereby certify that I am the duly qualified City Clerk for the City of Glasgow, Kentucky, and the foregoing 14 pages of Ordinance No. **2016-2880** is a true, correct, and complete copy duly adopted by the City Commission at a duly convened meeting held on March 28, 2016, all as appears in the official records of said City.

WITNESS, my hand and the Seal of said City, this 5th day of April, 2016.



Tommie Birge
Tommie Birge, City Clerk

RECEIVED AND FILED
DATE April 7, 2016

ALISON LUNDERGAN GRIMES
SECRETARY OF STATE
COMMONWEALTH OF KENTUCKY
BY Charlie Adkinson

CITY OF GLASGOW

ORDINANCE NO., 2016-2880

AN ORDINANCE AMENDING GLASGOW ZONING ORDINANCE, RE-ZONING PROPERTY LOCATED AT THE INTERSECTION OF HOMEWOOD BOULEVARD AND GLENVIEW DRIVE AND ONE THOUSAND FOUR HUNDRED THIRTY-FIVE (1,435) FEET EAST FROM THE HOMEWOOD BOULEVARD AND NORTH RACE STREET INTERSECTION, GLASGOW, KENTUCKY, CONTAINING 7.955 ACRES, MORE OR LESS, FROM R-1 to R-3 CLASSIFICATION, AND ANNEXING 0.84 ACRES, MORE OR LESS, OF THE TOTAL ACREAGE INTO CITY.

IT APPEARING THAT:

1. Trent Riddle and Joe David Houchens, Applicant/Owners, have requested a zoning change for the property located at the intersection of Homewood Boulevard and Glenview Drive and One Thousand Four Hundred Thirty-Five (1,435) feet east from the Homewood Boulevard and North Race Street intersection, Glasgow, Kentucky, containing 7.955 acres, more or less, in the City of Glasgow, Kentucky, from a R-1 (Low Density Residential) Classification to R-3 (Small Lot Medium Density Residential) Classification. A schematic drawing of said property subject to re-zoning is attached hereto as **Exhibit "A"**, and incorporated herein by reference.

2. A trial-type due process hearing concerning said proposed zoning change was held on January 19, 2016, at 7:00 p.m., by the Joint City-County Planning and Zoning Commission, resulting in the recommendation by the Commission that the property hereinafter described be re-zoned from R-1 to R-3 classification.

3. Copies of the findings and recommendations of the Joint City-County Planning and Zoning Commission have been forwarded to the Glasgow City Council, which

are hereby adopted by the Glasgow City Council, and are attached to this Ordinance as **Exhibit "B"**, and incorporated herein by reference.

4. Of the 7.955 acres, more or less, shown on **Exhibit "A"**, a small portion is currently outside the city limits, that portion containing 0.84 acres, more or less, and more particularly described by a legal description attached to this Ordinance as **Exhibit "C"**, and incorporated herein by reference. Pursuant to KRS 81A.412, the owners of record of the land to be annexed have given prior consent in writing to the annexation, and, therefore, this Ordinance may include both the annexation and the zoning for the property involved.

NOW, THEREFORE, BE IT HEREBY ORDAINED by the City of Glasgow as follows:

Section No. 1: The findings and recommendations of the Joint City-County Planning and Zoning Commission, copies of which are attached hereto as **Exhibit "B"**, are hereby approved in all respects.

Section No. 2: The property located at the intersection of Homewood Boulevard and Glenview Drive and One Thousand Four Hundred Thirty-Five (1,435) feet east from the Homewood Boulevard and North Race Street intersection, Glasgow, Kentucky, containing 7.955 acres, more or less, Glasgow, Kentucky, is re-zoned from R-1 to R-3 Classification, the real property covered by this Ordinance being more particularly described in **Exhibit "A"**, and incorporated herein by reference.

Section No. 3: There is hereby annexed into the corporate limits of the City of Glasgow, Kentucky, pursuant to KRS 81A.412, the 0.84 acres, more or less, more particularly described in **Exhibit "C"**, and incorporated herein by reference, which is a

small portion of the total 7.955 acres, more or less, shown in **Exhibit "A"**.

Section No. 4: All future development of this property shall comply with the requirements of the Development Plan Ordinance, adopted by the Glasgow City Council on December 30, 1991.

Section No. 5: This Ordinance shall take effect upon its passage and publication according to law.



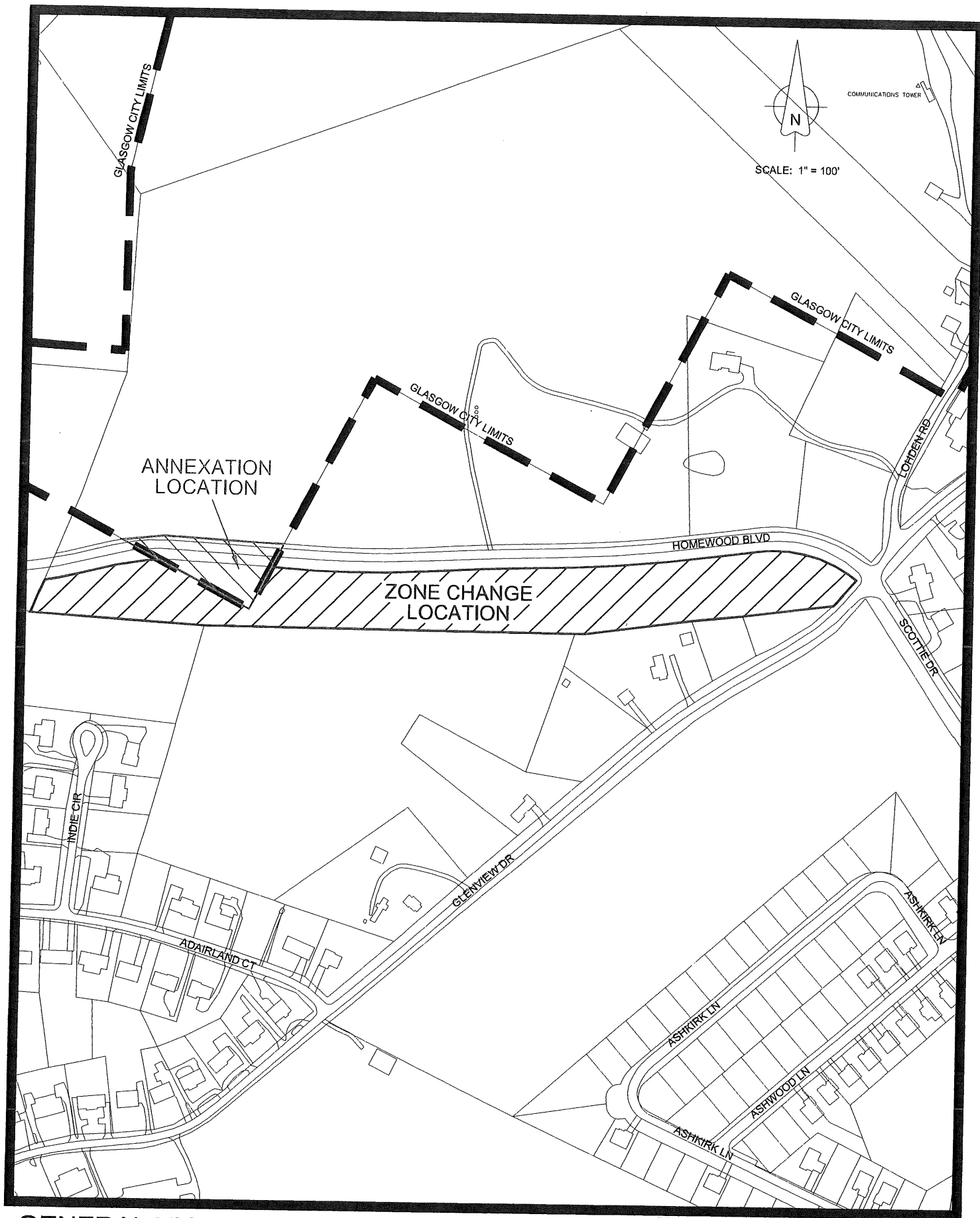
DICK DOTY, MAYOR

ATTEST:



TOMMIE BIRGE, CITY CLERK

First Reading: 3-14-16
Second Reading: 3-28-16



GENERAL VICINITY MAP

EXHIBIT A

**Joint City-County Planning Commission
of
Barren County, Kentucky**

January 19, 2016

The Joint City-County Planning Commission of Barren County, Kentucky met in regular session on Tuesday, January 19, 2016 at 7:00 PM in the chambers of the Glasgow City Hall.

The following Commission Members were present:

Brad Bailey
Danny Basil
Lewis Bauer
Rondal Brooks
Freddie Button

Tommy Gumm
David Rutherford
Janis Turner
Candy Wethington
Forrest Wise

Eddie Atnip, Joan Norris and Joel Wilson were absent.

I. GENERAL BUSINESS:

Agenda Item # 1 – Approval of Minutes

A motion was made by Rondal Brooks and seconded by Freddie Button to approve the December 21, 2015 minutes. Motion unanimously carried.

Agenda Item # 2 – Approval of Invoices

The following invoices for January, 2016 were presented for payment.

A motion was made by Forrest Wise and seconded by Janis Turner to approve the January 2016 invoices as presented for payment.

Forrest Wise amended his motion to include the \$200.00 invoice to Campbell, Myers, and Rutledge for preparation of the 2015 W-2 forms. Janis Turner seconded the amendment. A vote was taken on the amendment and the motion unanimously carried.

A vote was then taken on the original motion with the amendment and the motion was unanimously carried.

Agenda Item # 3 – Treasurer's Report

EXHIBIT B

Janis Turner, Treasurer, presented the following report:

The bank balance at the end of December was \$26,972.29. Deposit in the amount of \$3,905.00 consisted of: \$3,135.00 from Barren County fees, \$770.00 in fees from the City of Glasgow.

Agenda Item # 4 – Committee's Report

Chairman Gumm appointed the Budget Committee for the 2016-2017 fiscal year. They are as follows: Candy Wethington, Chairman, Danny Basil and Eddie Atnip. Chairman Gumm will serve as ex-officio member.

Agenda Item # 5 – Director's Report

Kevin Myatt, Planning Director, informed the Commission Members he had not sent a gift basket to Joel Wilson who has been ill because they were unaware of Mr. Wilson's circumstances at the present moment, however Mr. Myatt stated that a basket will be sent to Mr. Wilson if his health does improve.

II. PUBLIC HEARING:

1. **011916-01-G – Zone Change Application – Joe David Houchens and Trent Riddle, Applicants/Owners – R-1 (Low Density Residential) District to R-3 (Small Lot Medium Density Residential) District – Property located at the intersection of Glenview Drive and Homewood Boulevard and one thousand four hundred thirty five (1,435') feet east from the Homewood Boulevard and North Race Street intersection – 7.955 +/- Total Acres – Glasgow**

A public hearing was conducted.

Kevin Myatt, Planning Director, reported to the best of his knowledge all appropriate notices had been posted. Mr. Myatt also explained that one sign had been damaged during the previous storms. Mr. Myatt explained the proposed Map Amendment.

Chairman Gumm asked if anyone present would like to speak in favor of the proposed request.

No one present addressed the Commission.

Chairman Gumm asked if anyone present would like to speak in opposition of the proposed request.

No one present addressed the Commission.

A motion was made by Danny Basil and seconded by Brad Bailey to approve the Zone Change Application for Joe David Houchens, et al because the proposed map amendment is in agreement with the adopted Comprehensive Plan, and the proposed conceptual development is in agreement with the characteristics of the surrounding neighborhood. Motion unanimously carried and recommendation will be forwarded to the Glasgow City Council.

III. SUBDIVISION:

- 1. 011916-01-B – Agricultural Application for Division of Real Estate – Roger Hawkins, Applicant/Owner – Property located at 234 Oak Hill School Road – 1 Tract – 31.905 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying, Inc.**

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. As indicated on the Agricultural Application (Attachment A), the proposed tract is being divided for agricultural use, as defined in KRS 100.111(2), and does not comply with the Subdivision Regulations of Barren County.
2. Attachment B shows the general vicinity of the proposed Agricultural Exemption. It is located along an existing roadway which connects to Oak Hill School Road, a County maintained roadway.
3. The proposed division is being divided along an existing gravel platted road (See Property Photos, Attachment C), and has access to Oak Hill School Road.
4. Attachment D is an Aerial Map showing the existing roadway.
5. The Tract of land consists of 31.905 acres currently owned by Roger Hawkins. The proposed division of property that is presented for the proposed Agricultural Exemption contains 27.633 acres and is serviced by an existing vehicular way noted on an existing plat (Plat Book 11, Page 704) and recorded on May 12th, 1994. As noted on the plat there was a prior Agricultural Exemption applied for in 1994. The applicant is wishing to sever 4.272 acres from the parent Tract to be added to an adjacent property; see Attachments E and F. Further division of the Tract requires Planning Commission approval. If approved the proposed Tract will still meet all the requirements of an Agricultural Exemption.
6. KRS 100 exempts any division of a parcel of land into a tract of at least five (5) contiguous acres in size for the purpose of agricultural use, as defined in KRS 100.111(2), and not involving a

new street or vehicular way, as defined in KRS 100.111(20) and (22), from the requirements of the Subdivision Regulations.

7. Future land use of the property is limited to agricultural use only and any further subdivision or development will be restricted until the proposed division complies with the applicable rules and regulations of the Joint City-County Planning Commission.

A motion was made by Lewis Bauer and seconded by Rondal Brooks to approve the application for the Agriculture Division of Real Estate because the proposed division does meet the minimum standards set forth in KRS Chapter 100.11(2)(20)(22); and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion unanimously carried.

2. 011916-02-B – Agricultural Application for Division of Real Estate – *Stephen and Brenda Eller, Applicant/Owner – Property located at 550 McGuire Road – 2 Tracts – 86.45 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying, Inc.*

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. As indicated on the Agricultural Application (Attachment A), the proposed tract is being divided for agricultural use, as defined in KRS 100.111(2), and does not comply with the Subdivision Regulations of Barren County.
2. Attachment B shows the general vicinity of the proposed Agricultural Exemption. It is located along an existing roadway which connects to McGuire road, a County maintained roadway, which leads to HWY 163 (Tompkinsville Road), a State highway.
3. The proposed division is being divided along an existing gravel platted road (See Property Photos, Attachment C), and has access to McGuire Road.
4. Attachment D is an Aerial Map showing the existing roadway.
5. The existing Tract of land consists of 86.314 acres currently owned by Stephen and Brenda Eller. Currently, the Tract is a land locked piece of property with no road frontage on a Government maintained roadway.
6. Attachment E is a signed Affidavit from 1974 stating the existence of the existing roadway.
7. The applicant is proposing two (2) new Tracts, a 5.150 acre Tract which contains a residence, and an 81.164 acre Tract consisting of the open farm land and agricultural buildings, see Attachment F (provided Plat).

8. KRS 100 exempts any division of a parcel of land into a tract of at least five (5) contiguous acres in size for the purpose of agricultural use, as defined in KRS 100.111(2), and not involving a new street or vehicular way, as defined in KRS 100.111(20) and (22), from the requirements of the Subdivision Regulations.
9. Future land use of the property is limited to agricultural use only and any further subdivision or development will be restricted until the proposed division complies with the applicable rules and regulations of the Joint City-County Planning Commission.

A motion was made by David Rutherford and seconded by Brad Bailey to approve the application for Agriculture Division of Real Estate because the proposed division does meet the minimum standards set forth in KRS Chapter 100.111(2)(20)(22); and evidence in the Application supports division for Agriculture use only and is not intended for residential development. Motion carried unanimously.

3. 011916-03-B – Preliminary and Final Plat – Harold and Gylinda Nuckols, Applicant/Owner – Property located at Stovall Road – 10 Tracts – 7.780 +/- Total Acres – Barren County – Plans prepared by Pride Land Surveying, Inc.

The following Staff Findings and Recommendations were presented.

Staff Findings:

1. The proposed development is being divided along existing road frontage and each Lot exceeds the minimum lot size requirements of Article 502.1.2.
2. Section 700.0 of the Barren County Subdivision Regulations states that land that is subdivided into large Tracts of at least ten (10) contiguous acres shall be exempt from the requirements of this Article until it is re-subdivided according to the requirements. Once land is subdivided into any series of Lots totaling four (4) or more from the parent Tract no portion of the property subdivided may be re-subdivided into Tracts of less than ten (10) contiguous acres in size until adequate water supply service and fire hydrant improvements have been constructed. The proposed plat meets all the aforementioned regulations.
3. Arrangements have been made with the Glasgow Water Company for the locations of the proposed fire hydrants, however, sanitary sewer is not available to the subject property.
4. The appropriate addresses have been assigned and shown on the proposed plat.

Staff Recommendation:

It is the Staff's recommendation of approval of the Preliminary and Final Plat.

Page Six
January 19, 2016

A motion was made by Danny Basil and seconded by Janis Turner to approve the Preliminary and Final Plat for Harold and Gylinda Nuckols, Applicants/Owners because the proposed Subdivision does meet the minimum standards set forth in the Barren County Subdivision Regulations and subject to Staff Findings and Recommendations of approval of the proposed plat. Motion unanimously carried.

There being no further business to come before this meeting, upon the motion of Candy Wethington, seconded by Rondal Brooks, and unanimously carried, the meeting was adjourned at 7:35 PM.

JOINT CITY-COUNTY PLANNING COMMISSION
OF
BARREN COUNTY, KENTUCKY

By: _____
Tommy Gumm, Chairman

ATTEST:

Janis Turner, Secretary-Treasurer

Zoning Map Amendment Staff Report

011916-01-G

January 19 th , 2016	
Glenview Drive & Homewood Boulevard Property located at the intersection of Glenview Drive and Homewood Boulevard and one thousand four hundred thirty five (1,435') feet east from the Homewood Boulevard and North Race Street intersection.	
From:	R-1, Low Density Residential District & Being Annexed
To:	R-3, Small Lot Medium Density Residential District
Acreage:	7.955 +/- Acres (0.84 +/- Acres Annexed)
Property Description:	Deed Book/Page: 354 / 686 Plat Book/Page: 20 / 207 See Annexation Affidavit (Exhibit A)
Owner:	Joe David Houchens, Et. Al.

Proposed Zoning

The applicant is seeking an R-3 (Small Lot Medium Density Residential District) zoning for the subject property.

Adjacent Property Zone and Existing Use

	to North Unincorporated Area of the County & R-1 Low Density Residential	
to West R-1 Low Density Residential	Subject R-1 & Annex ⇄ R-3 Small Lot Medium Density Residential	to East R-1 Low Density Residential & R-4 Medium Density Multi-Family Residential
	to South R-1 Low Density Residential	

Planning Staff Review

Current Use and Zoning

Currently the subject property consists of a vacant lot see Exhibit F, Property Photos. The official zoning map identifies the subject property as zoned R-1 (Low Density Residential District).

Urban Services

Available	Service
Yes	Roadway Capacity
Yes	Electric Service
Yes	Water Service
Yes	Fire Hydrant Protection
No	Public Sewage System

Roadway Capacity

The subject property is located on Homewood Boulevard, a City Street and Glenview Drive, an Urban Collector. Urban areas are defined as census-designated urban areas containing a population of 5,000 or more and there are 19.069 road miles in Barren County of Urban Collector roads or 5.33% of the County Road System. Homewood Boulevard gives access to North Race Street, an Urban Minor Arterial, see Exhibit B, General Vicinity Map.

Utility Services

The appropriate roadway, electric, water and fire hydrant are accessible to the subject property. However, sewage systems are not accessible to the subject property.

Development Patterns

The purpose of the R-3 (Small Lot Medium Density Residential District) is to provide for the establishment of small lot medium density residential district which will remove a number of older established residential lots found in the city from non-conforming lot status and to allow the development of this pattern of lots in the future. The principle use of land may be one of several types dwelling units, ranging from single-story to four-family dwellings and including garden apartments, condominiums and townhouses.

Specific Land Use Criteria

The subject property is located in an area where single and multi-family dwellings are in existence as well as rural areas. See Exhibit C, Current Zoning Map.

Site Characteristics

Currently the subject property consists of a vacant residential lot. The majority of the subject property is gently sloping, however, sloping from the back of the lot towards the front and roadway, see Exhibit F, Property Photos.

Comprehensive Plan

Land Use Plan

The Comprehensive Plan's Future Land Use Projections Map (Map 9.16) recommends that the subject property be zoned as high density residential, see Exhibit D.

Environmental

According to Map 7.2: Barren County Environmental Sensitive Areas of the 2014 Barren County Comprehensive Plan, the subject property is not indicated to be in a wetland area or soil sensitive area. The FEMA Flood Hazard Maps do not include the subject property in the established flood zone.

Future Development Requirements

Any approval of the Zone Change will require any proposed multi-family dwellings to meet all fire resistance and distance requirements set forth in the Kentucky Building Code. The parking arrangement should be designed to alleviate backing out onto the street network, in accordance with the Zoning Ordinance.

Planning Staff Observations

1. The subject property accesses Homewood Boulevard, a City Street, and Glenview Drive, an Urban Collector to the north and west.
2. The subject property is located in an area where rural single dwellings and multi-family dwellings are in existence.
3. The appropriate urban services (roadway capacity, electric service, water service, and fire hydrant protection) are accessible to the subject property. Public sewage system is not currently available.
4. The subject property is proposed as high density residential by Map 9.16 of the 2014 Comprehensive Plan.

Planning Staff Recommendations

- A. The proposed zoning classification is in agreement with the adopted Comprehensive Plan's Future Land Use Projections Map (Map 9.16).

Staff Report Attachments

Exhibit A – Zone Change Application and Annex Affidavit.

Exhibit B – General Vicinity Map.

Exhibit C – Current Zoning Map.

Exhibit D – 2014 Future Land Use
Future Land Use Projections Map.

Exhibit E – Aerial Map.

Exhibit F – Property Photos (12-31-15).

Exhibit G – Proposed Zoning Map.

Exhibit H – Existing Plat.

Legal Description of Property Annexed

Annex Ordinance # 2016-2880

Beginning at a point at a corner of the existing city limits of Glasgow, KY located at Latitude 37 deg. 00 min. 58.744 sec. N and Longitude 85 deg. 53 min. 59.347 sec. W, thence with the existing city limits N 27 deg. 43 min. 23 sec. E 185.53 feet, thence leaving the existing city limits N 86 deg. 47 min. 25 sec. W 295.29 feet, thence S 87 deg. 10 min. 41 sec. W 62.59 feet, thence S 81 deg. 04 min. 11 sec. W 52.29 feet to a point in the existing city limits, thence with the existing city limits S 62 deg. 16 min. 45 sec. E 364.53 feet, to the point of beginning containing 0.84 acres, more or less.

Resources for this property description are derived from the City Limits of Glasgow, Kentucky as filed of record in the office of Kentucky Secretary of State and Deed Book 354 Page 686, and Plat Book 020 Page 207, as filed in the office of Barren County Court Clerk.



JOE DAVID HOUCHENS – P.L.S. # 2649

7-4-16

DATE



EXHIBIT C

EXHIBIT - 2

Scale: 1" = 200'

NORTH JACKSON SCHOOL

EXISTING CITY LIMITS

EXISTING CITY LIMITS

EXISTING CITY LIMITS

S 81° 04' 11" W - 52.29'
S 87° 10' 41" W - 62.59'
N 86° 47' 25" W - 295.29'
S 62° 16' 45" E - 364.53'
N 27° 43' 23" E - 185.53'

P.O.B.


Lat. 37° 00' 58.744" N
Long. 85° 53' 59.347" W

ANNEX - 2016-2880
CONTAINS 0.84 ACRES
DEED BOOK - 354 PAGE - 686
PLAT BOOK - 020 PAGE - 207

STATE OF KENTUCKY
JOE DAVID HOUCHENS
2649
LICENSED
PROFESSIONAL
LAND SURVEYOR

CERTIFICATION

I HEREBY CERTIFY THE MAP DEPICTED WAS DONE
BY PERSONS UNDER MY DIRECT SUPERVISION AND
IS A TRUE AND ACCURATE REPRESENTATION OF
THE CITY LIMITS ANNEX, ORDINANCE # 2016-2880

 4-4-16
JOE DAVID HOUCHENS - P.L.S. # 2649 DATE

